

# 72A STATION ROAD

Shalford



**Chantries  
& Pewleys**

ESTATE AGENTS



# AT A GLANCE

Modern terrace home, arranged over three floors, in sought after road

Kitchen/breakfast room

Open-plan sitting and dining room

Five bedrooms including study / single

Two ensuite shower rooms

Contemporary family bathroom

South-facing landscaped garden

Driveway parking for two cars

Central Shalford village location

Easy access to station, shops and cricket green

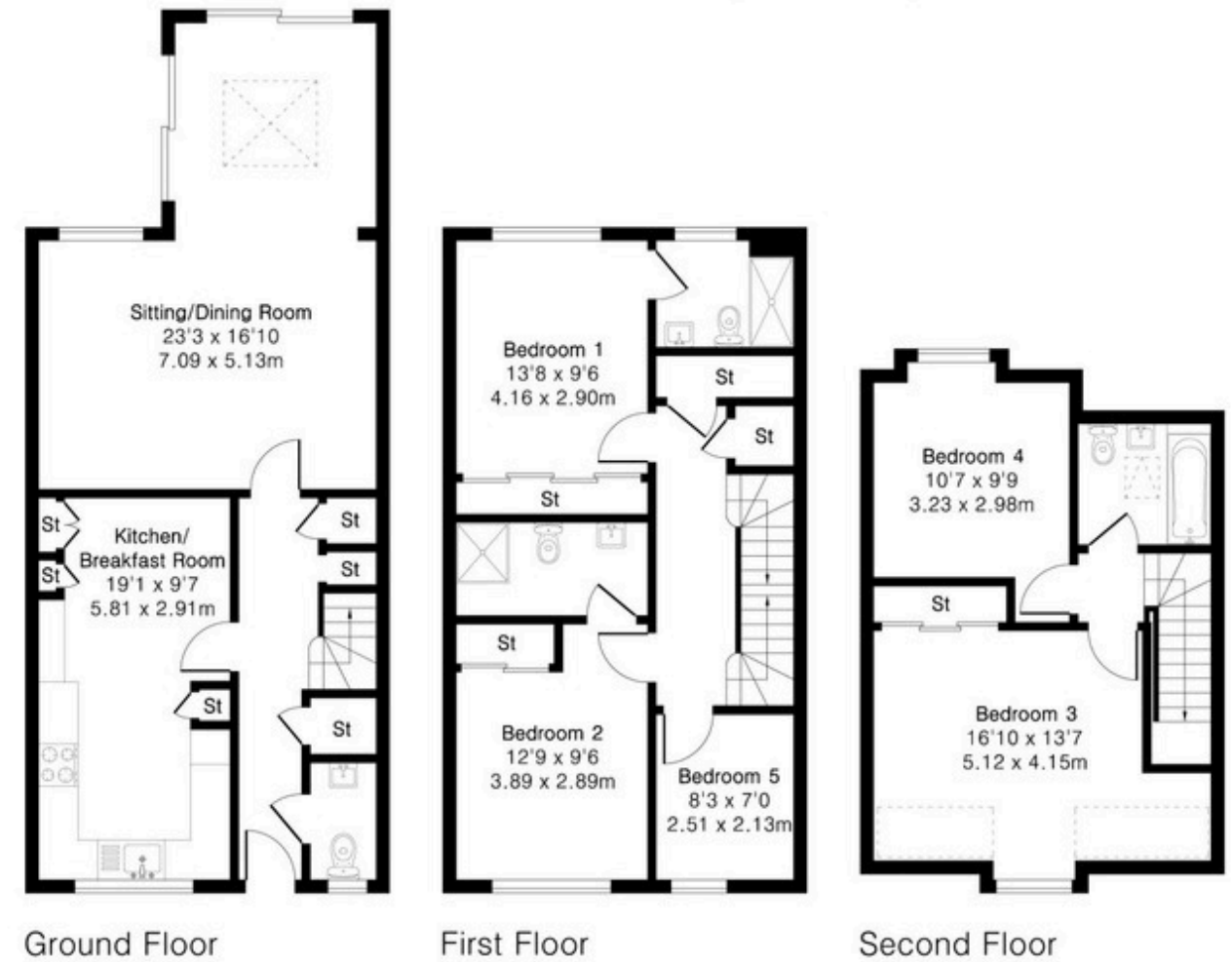
Tenure: Freehold. Council Tax Band: F EPC: C

**Approximate Gross Internal Area 1582 sq ft - 147 sq m**

Ground Floor Area 648 sq ft – 60 sq m

First Floor Area 538 sq ft – 50 sq m

Second Floor Area 396 sq ft – 37 sq m



# FROM THE AGENT

"The way the main living space opens directly onto the garden is what shifts how the house is used, giving it a more open and connected feel day to day. There is also a good level of flexibility across the three floors, with five bedrooms and the option to use one as a study without compromising sleeping space. Being in the centre of the village, a short walk from the green and station, adds a layer of practicality that's hard to replicate"

Toni Humphreys  
Sales Associate



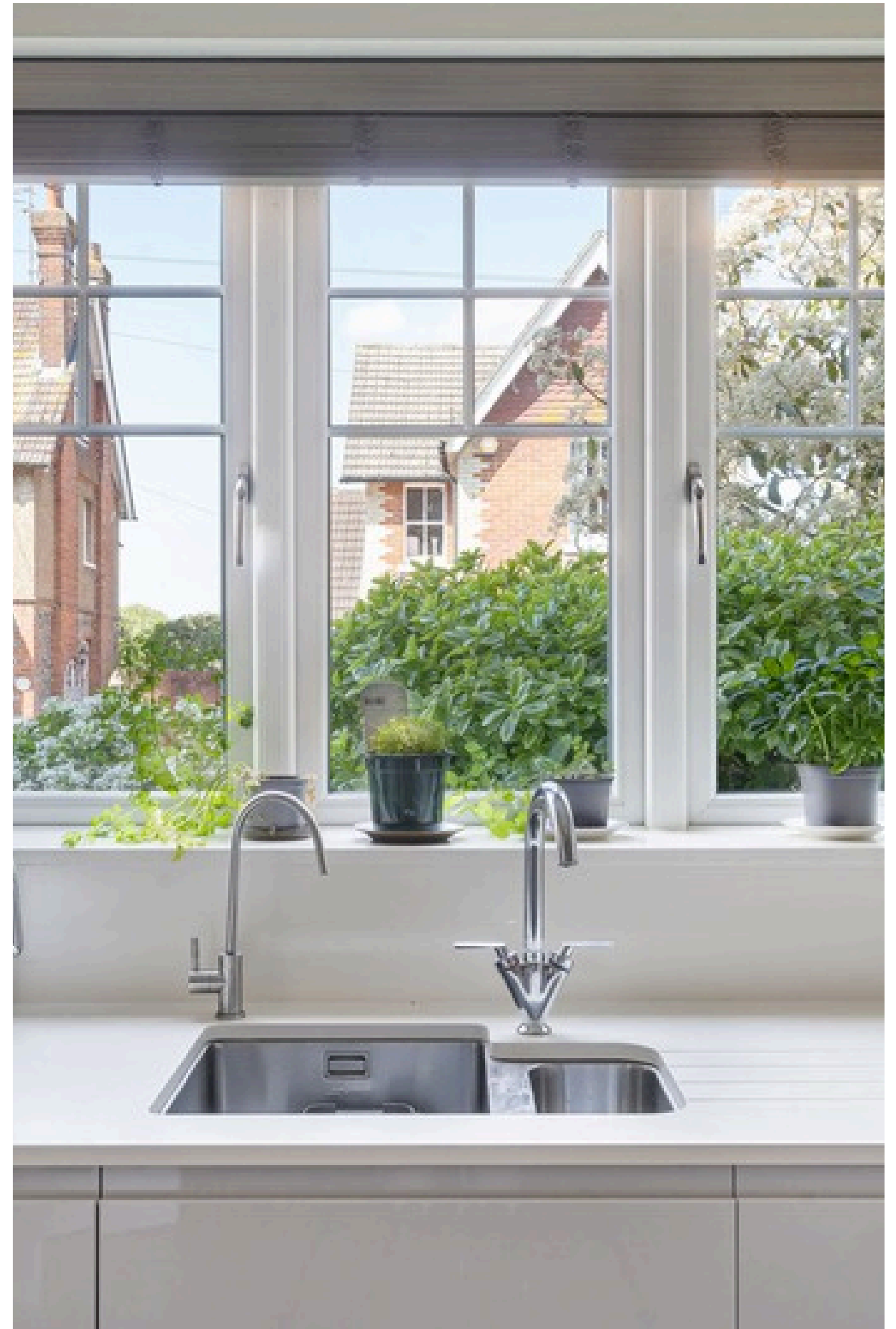
# OPEN PLAN LIVING & DINING

The core of the house is the open-plan sitting and dining room, which runs across the rear and connects directly to the garden through patio doors. The space is arranged in clear zones, allowing for both seating and dining without overlap, which makes it easy to use throughout the day. Natural light comes through from the rear, while the connection to outside changes how the room feels, particularly when the doors are open. This becomes the main gathering space, whether that's everyday use or when the house is busier. The property also benefits from underfloor heating and solar panels.



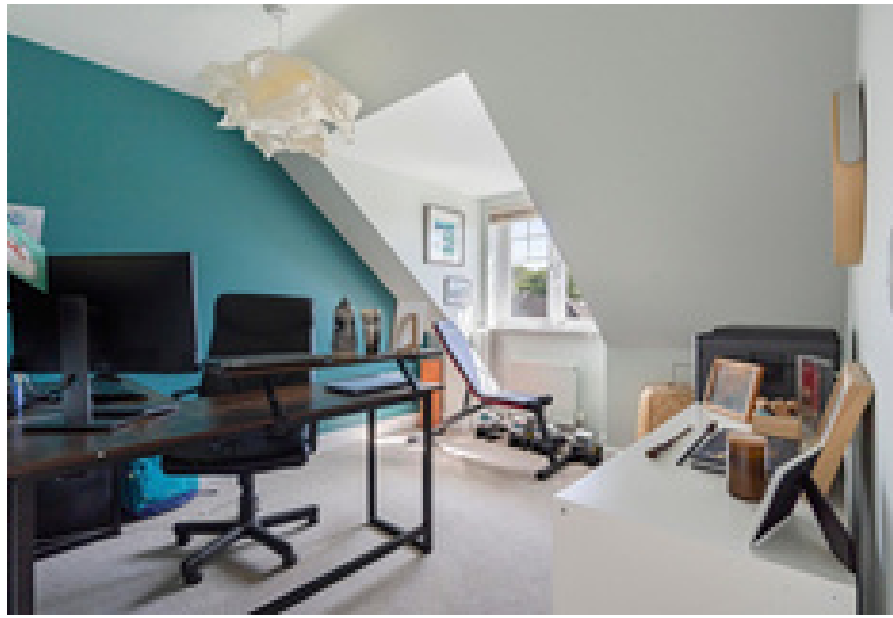
# KITCHEN & INFORMAL DINING

Positioned to the front, the kitchen is fitted with a range of contemporary units and hard flooring, designed for practical daily use. There is space for informal dining, allowing it to function as a separate area from the main living space when needed.



# FIRST & SECOND FLOORS

The accommodation is arranged over three floors, giving a level of flexibility that suits a range of uses. There are four double bedrooms and a fifth room that works well as a study or single bedroom. Two of the bedrooms include ensuite shower rooms, while the remaining rooms are served by a contemporary family bathroom. This distribution works well for both family living and guests, without creating pressure on any one space.





# THE GARDEN



The rear garden faces south and has been designed as a low-maintenance space that connects naturally with the house. A patio area sits directly off the main living space, creating a straightforward transition outside for sitting and dining. Beyond this, a covered loggia provides a more sheltered seating area, extending how the garden can be used across the year. To the front, a brick-paved driveway provides off-street parking for two cars. There is lapsed planning permission for the addition of a brick-built porch.

Set within the Surrey Hills village of Shalford, the house is positioned within easy reach of the village centre, including the cricket green, local shops and railway station. Shalford offers a strong sense of day-to-day convenience, with a mix of independent shops, cafés and pubs, alongside well-regarded local schools. Guildford is a short drive away, providing a wider range of shopping, restaurants and fast rail connections to London.





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